

Alpine

Key Issues

- Many areas of the community are characterized by steep terrain that present difficulties when pursuing commercial and industrial development
- The town center portion of Alpine is already nearly built out in a strip development pattern comprised of many small parcels
- Community residents outside the village are generally opposed to any commercial uses in their area

Planning Group Direction

- The rights of existing commercial property owners should be respected
- Allow mixed-use development that will facilitate redevelopment in the older commercial areas of Alpine
- Industrial uses should be concentrated into distinct districts that are sufficiently buffered from surrounding development

**Additional Staff Analysis/
Recommendations**

Staff conducted an extensive planning process including an all day workshop where nearly 80 community members attended. At that workshop, consensus was obtained in some areas, but the community remained divided in many others. Staff recommendations represent a compromise of the varied community interests.

Rationale is provided below to explain why the number of acres proposed for industrial uses under GP2020 is significantly larger than projected by the ERA analysis. The ERA analysis does not take into account:

- A less efficient use of land that may require terracing in areas of sloped land
- Land intensive industrial uses that require outdoor storage of equipment
- A need to meet requirements for outdoor storage that can not be met in adjacent communities

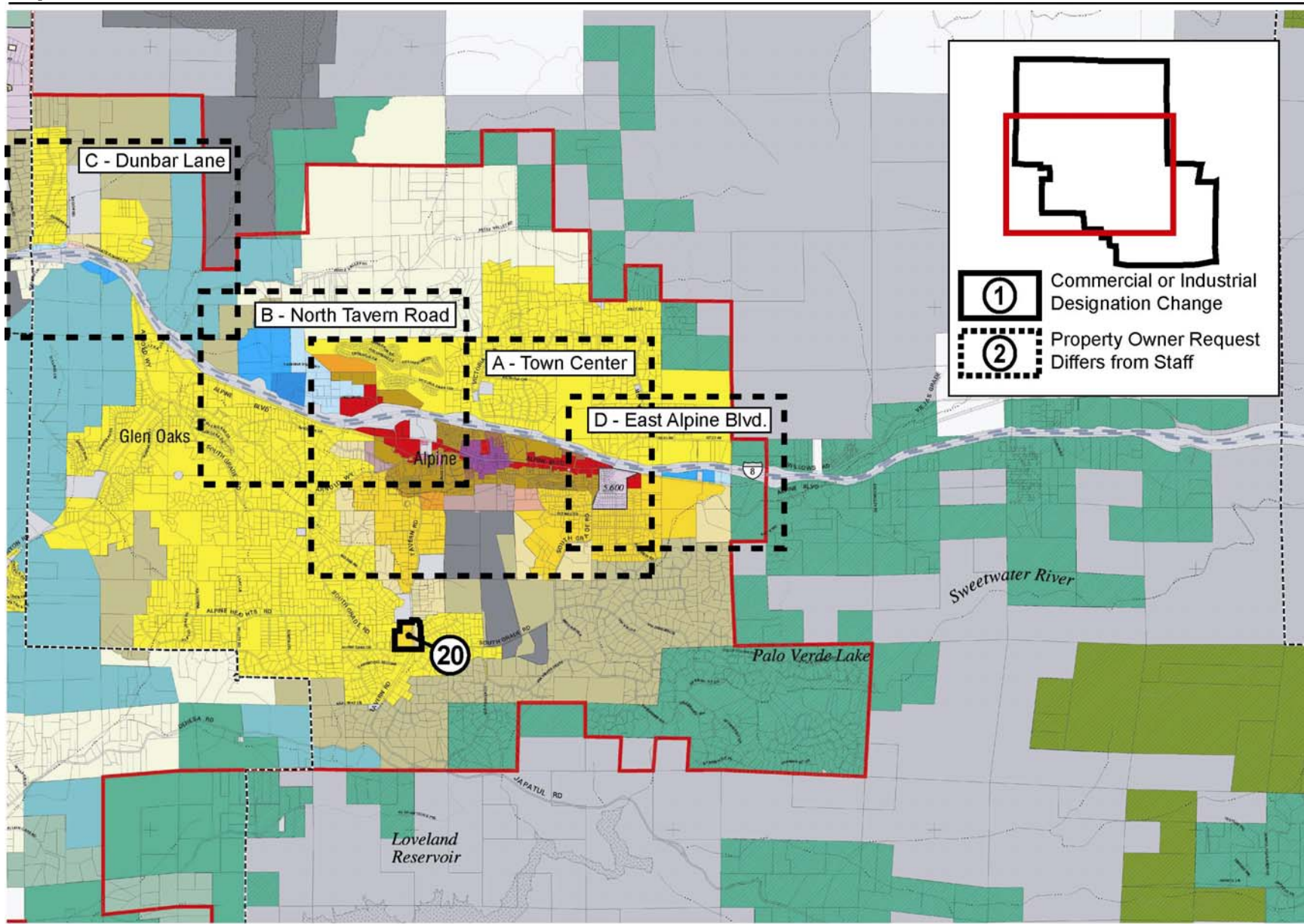
ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	88	110	23	123	36
Industrial	26	118	93	243	217
Office	16	30	13	28	12

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

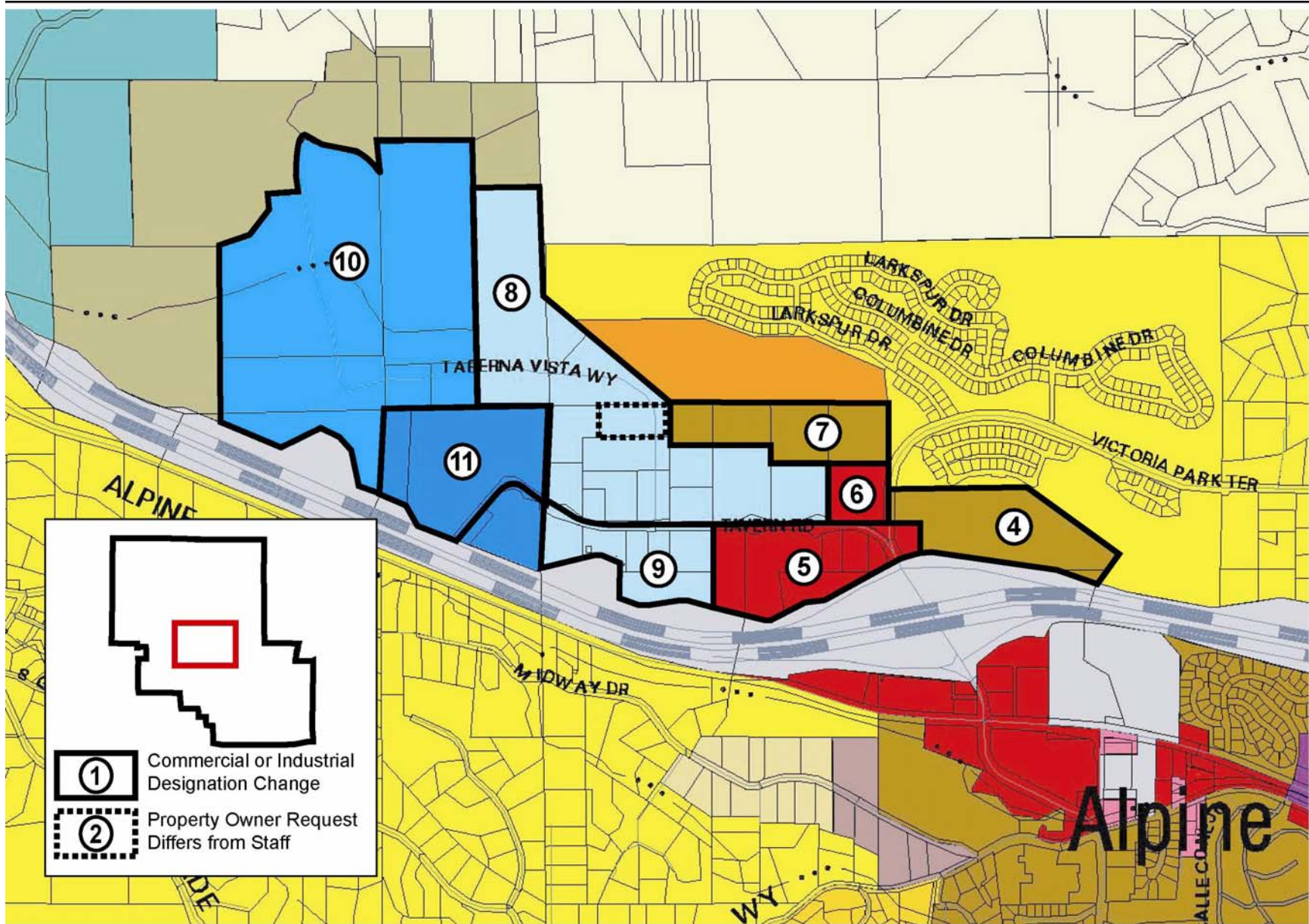
Alpine



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
20	(VR-2.9) Village Residential	(VR-2.9) Village Residential	(C-1) General Commercial (Schreiber)	<p><i>Total Area:</i> 18 acres</p> <p><i>Current Use:</i> Plumbing contractor business and residence on west side of Tavern Road and church on right side</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Adjacent to school, generally located in close proximity (just over one mile) to town center • Prevents additional commercial uses in area, which are not supported by local community • Commercial zoning on Schneider parcel recognizes existing use • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-5) Mixed Use	(C-5) Mixed Use	No recommendation submitted	<p><i>Total Area:</i> 41 acres</p> <p><i>Current Use:</i> Commercial and Residential properties</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial (6) Residential to (10) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd., Arnold Way, and Victoria Dr. • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation • Recognizes existing mix of uses and provides opportunity for additional mix of residential and commercial (to be determined with further planning efforts in coordination with the Planning Group)
2	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 3 acres</p> <p><i>Current Use:</i> Residential and office uses</p> <p><i>Existing GP:</i> (11) Office Professional (8) Residential</p>	<ul style="list-style-type: none"> • Good accessibility to both Alpine Blvd. and Arnold Way • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Woolley)	<p><i>Total Area:</i> Approx. 15 acres</p> <p><i>Current Use:</i> Residential uses of varying density</p> <p><i>Existing GP:</i> (6) Residential to (8) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd. • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation

Alpine (North Tavern Road)

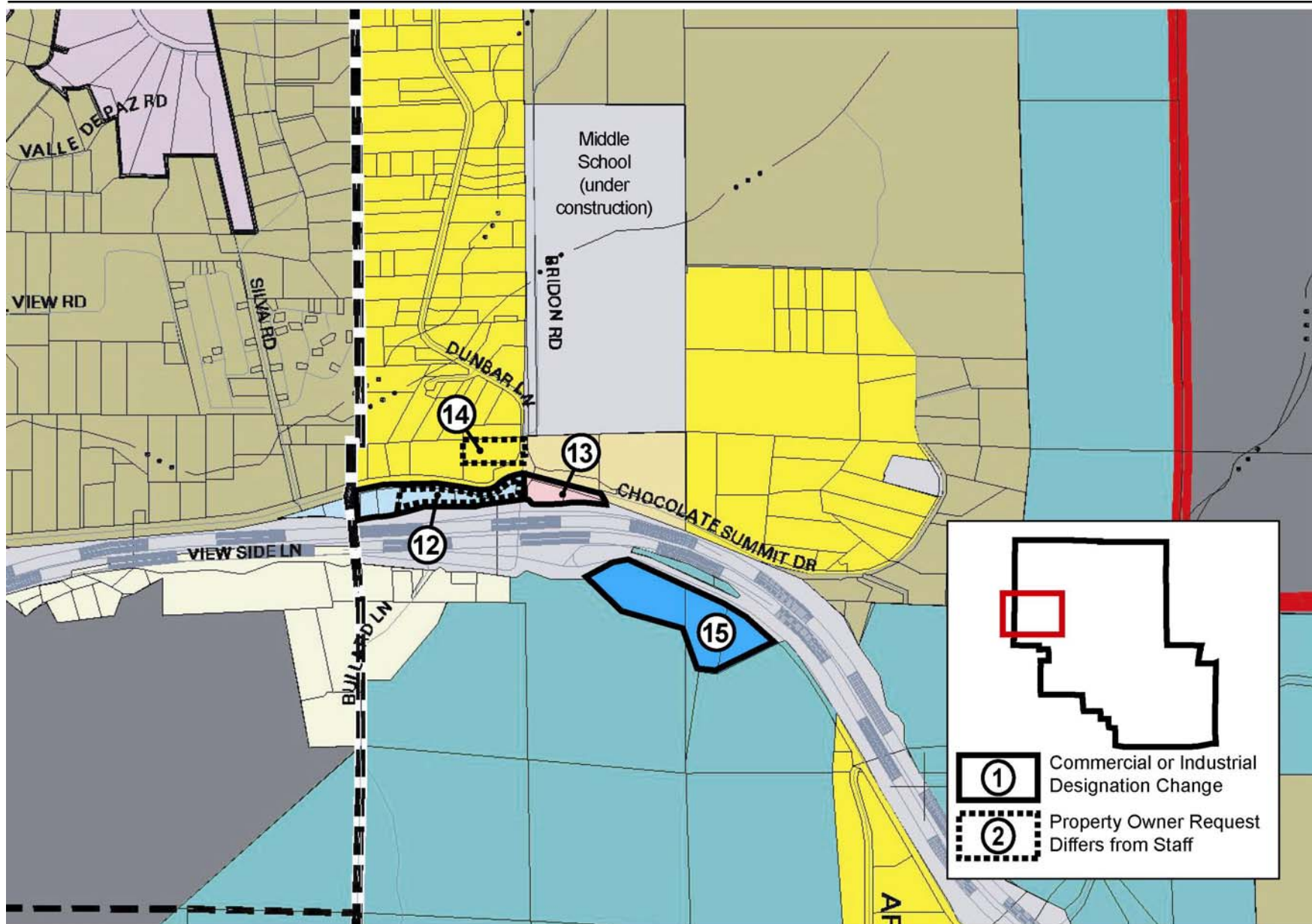
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(VR-14.5) Village Residential	(VR-14.5) Village Residential Supports higher density if density reduction in Board Alt Map is reinstated [10.9 du/acre on Brenholdt property] (APN 40319107)	(VR-24) Village Residential (McLeod)	<p><i>Total Area:</i> 18.27 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial (24) Impact Sensitive</p>	<ul style="list-style-type: none"> Compatible with surrounding land use Environmental impacts on site results in approximately 12 acres that could be built on Staff supports Planning Group recommendation
5	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 18.2 acres</p> <p><i>Current Use:</i> Undeveloped with commercial business along Tavern Rd.</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (13) General Commercial</p>	<ul style="list-style-type: none"> Commercial area provides a buffer between residential and industrial areas Located at I-8 onramp at western end of town center Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Dyke)	<p><i>Total Area:</i> 4.7 acres</p> <p><i>Current Use:</i> Undeveloped with business along Tavern Road</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Good accessibility to Interstate 8 onramp • Site topography is relatively flat • Commercial fronting on Tavern Road would buffer industrial uses to the west from residential areas • Supported by Planning Group
7	(VR-14.5) Village Residential	(VR-14.5) Village Residential	(VR-14.5) Village Residential (Dyke)	<p><i>Total Area:</i> 15.9 acres</p> <p><i>Current Use:</i> Residential on one portion and outdoor storage on remaining</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Provides a buffer between single family residential and industrial uses • Site topography is relatively flat • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial allowing outdoor storage (Jewell)	<p><i>Total Area:</i> 66 acres</p> <p><i>Current Use:</i> Western portion is undeveloped, an explosive storage site and scattered industrial development located on the remaining</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (1) Residential</p>	<ul style="list-style-type: none"> • Expands an industrial-designated area in the existing general plan into an undeveloped residential-designated area • Convenient access to Interstate for truck traffic • Provides a buffer between residential area and higher impact industrial areas • Supported by Planning Group
9	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 14.5 acres</p> <p><i>Current Use:</i> Warehouse, but primarily undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Large site able to accommodate industrial uses • Site is adjacent to and visible from Interstate 8. Appearance of enclosed uses preferred over open storage • Supported by Planning Group

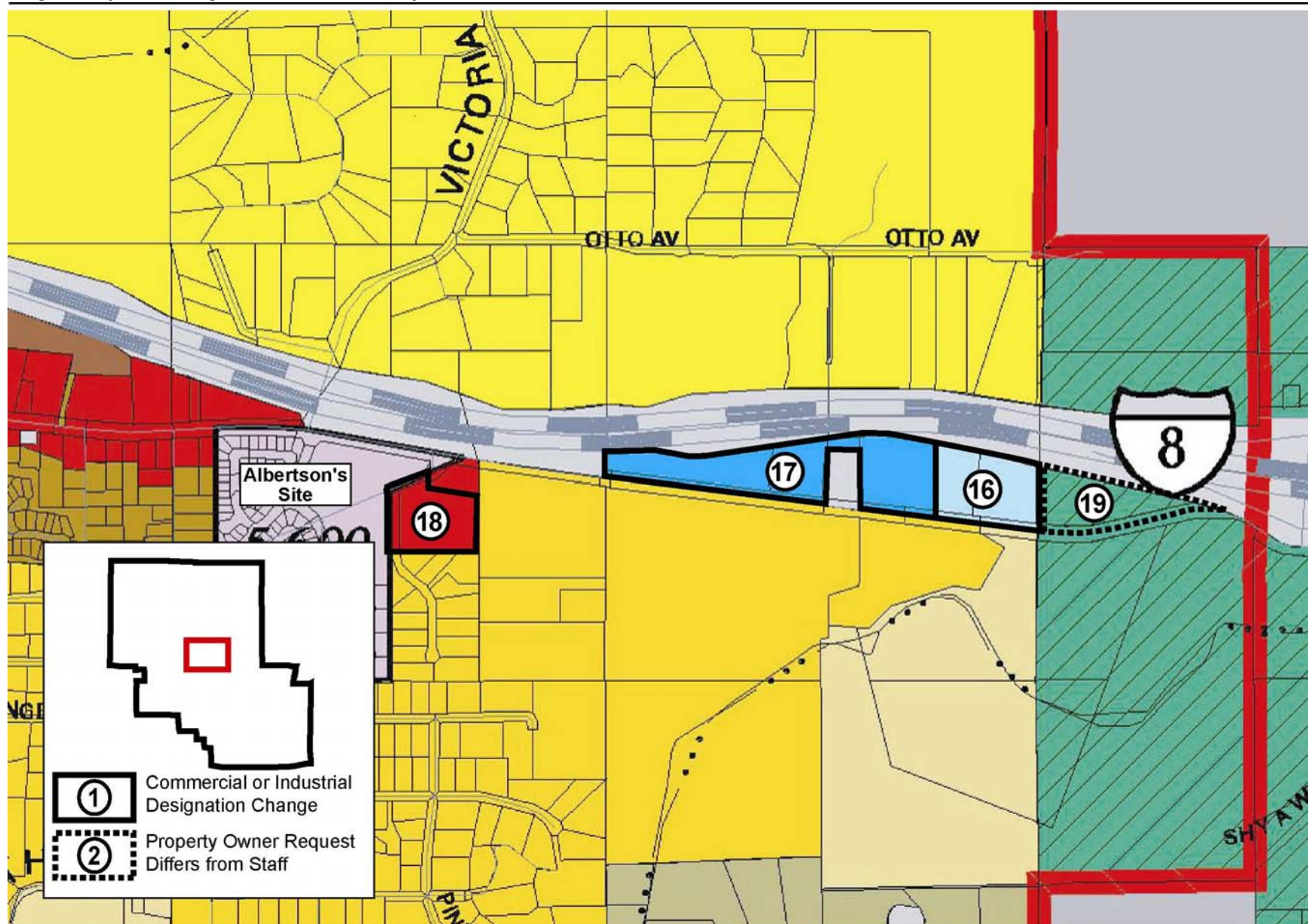
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
10	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Grandi)	<p><i>Total Area:</i> 100.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Adjacent to existing industrial area • Convenient access to Interstate for truck traffic • Buffered from village residential densities by Limited Impact Industrial designations • Supported by Planning Group
11	(I-3) High Impact Industrial	(I-3) High Impact Industrial	(I-3) High Impact Industrial (Dyke)	<p><i>Total Area:</i> 31.67 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (16) General Impact Industrial (17) Estate Residential</p>	<ul style="list-style-type: none"> • Would enable relocation of explosives storage from existing site near housing area • Sufficient area is required to enclose safety buffer resulting from storage of explosives • Supported by Planning Group

Alpine (Dunbar Lane)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial allowing outdoor storage (Rowland) (C-1) General Commercial (Blanchard)	<p><i>Total Area:</i> 5 acres</p> <p><i>Current Use:</i> Mix of residential and repair/storage service</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Good access due to proximity to Interstate 8 onramp • Site does not have significant physical constraints • The location, narrow configuration and noise from adjacent Interstate-8 make industrial uses appropriate for the site • Open storage uses are not appropriate since there are residential uses across the road and there is not sufficient lot width to provide sufficient buffering • Supported by Planning Group
13	(C-3) Neighborhood Commercial	(I-1) Limited Impact Industrial	Commercial (Morton; Blodgett)	<p><i>Total Area:</i> Less than 2 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Located at entrance to the community at Interstate onramp • The location, narrow configuration and noise from adjacent I-8 make neighborhood commercial uses appropriate for the site • Neighborhood commercial designation allows for the scale and character of facilities to be regulated so that they are compatible in residential neighborhoods • Site does not have any apparent physical constraints

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
14	(1) Residential	(1) Residential	Commercial use to permit the sale of fire wood (Bonamo)	<p><i>Total Area:</i> 8.8 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Topography and natural constraints are not suitable for commercial designation • Use permit, rather than designation change, would enable owner to sell firewood, without exposing the community to other, more unaccepted commercial uses • Use permit would allow site specific characteristics and particular uses to be reviewed while allowing on-going conditions to ensure compatibility with surrounding neighbors • Supported by Planning Group
15	(I-2) Medium Impact Industrial (RL-20) Rural Lands	(I-2) Medium Impact Industrial (RL-20) Rural Lands	(I-2) Medium Impact Industrial (RL-20) Rural Lands (Turvey; Kamps)	<p><i>Total Area:</i> 74 acres</p> <p><i>Current Use:</i> Undeveloped, with the exception of Kamps propane business and vehicle/equipment storage</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Good access to Interstate 8 onramp at Dunbar Lane • Vehicle speeds are not suitable for land uses that generate more traffic turning on and off Alpine Blvd • Steep slopes would remain as rural lands • Supported by Planning Group

Alpine (East Alpine Boulevard)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
16	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	Designation accommodating large animal hospital (I-2) (Lynn)	<p><i>Total Area:</i> 10.3 acres</p> <p><i>Current Use:</i> Large-Animal Hospital (owner request), National Forest Center</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Recognizes designation of existing general plan and existing uses Located along major road in proximity to Interstate onramp Supported by Planning Group
17	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 5.6 acres</p> <p><i>Current Use:</i> Church</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> Located along major road in proximity to Interstate on-ramp Adjacent to other industrial uses Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
18	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 4.2 acres</p> <p><i>Current Use:</i> Scattered residence, generally undeveloped</p> <p><i>Existing GP:</i> (3) Residential</p>	<ul style="list-style-type: none"> Additional commercial adjacent to the planned Albertson's center will enhance development of an eastern node to the town center Mixed-use zoning will enable residential to provide a buffer for existing adjacent residential development Site has good accessibility near the intersection of Alpine Blvd. and Victoria Drive, less than one mile west of the Willows Road Interstate 8 on-ramp Supported by Planning Group
19	(RL-40) Rural Lands	(RL-40) Rural Lands	(C-1) General Commercial (highway commercial) (Ballard)	<p><i>Total Area:</i> 4.3 acres</p> <p><i>Current Use:</i> Residence</p> <p><i>Existing GP:</i> (23) National Forest and State Parks (within FCI overlay)</p>	<ul style="list-style-type: none"> Until 2010, area is subject to restrictions placed by the Forest Conservation Initiative Under GP2020, FCI lands are consistently designated RL-40 Planning for certain FCI lands will be reviewed beginning in 2007, in preparation of 2010 sunseting of initiative